

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**October 24, 2006**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

[August 8,](#) and [August 22,](#) 2006

**INFORMATIONAL ITEM**

1. GRAHAM TREE REMOVAL, 303 STRAND AVENUE

This informational item pertains to a tree removal at 303 Strand Avenue. The subject site is located at 303 Strand Avenue north of Gregory Road on the west side of Strand

Avenue, near the intersection of Strand and Valley View Road. Assessor's parcel number: 164-132-004

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)

## **PUBLIC HEARING ITEMS**

### **1. GPA 06-002, JOHN F. KENNEDY UNIVERSITY, 100 ELLINWOOD WAY**

The applicant, the Zoning Administrator of the City of Pleasant Hill, is requesting on behalf of John F. Kennedy University a General Plan Amendment. The amendment would change the land use designation of an approximately 1.087 acre parcel owned by the University from *Public & Semi Public - Open Space* to *Commercial – Office*. The parcel is identified on the final map of Subdivision 5908 as Parcel SS. Parcel SS is located at the southernmost tip of the Ellinwood office complex, abutting the John F. Kennedy University building and parking lot. Assessor's parcel number: 127-210-038.

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)  
[Attachment F](#)  
[Attachment G](#)

### **2. JOHN F. KENNEDY UNIVERSITY PROPERTY - PARCEL SS, TERMINATION OF OFFER OF DEDICATION FOR PUBLIC PARK PURPOSES, 100 ELLINWOOD WAY**

The Zoning Administrator is requesting that the Planning Commission, according to the provisions of the State of California Government Code 65402, make a determination that a proposed termination of an offer of dedication for public park purposes is consistent with the General Plan. This finding would be contingent upon approval of a General Plan Amendment of the subject site.

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)

3. UP 06-007, DP 06-001, VAR 06-002, OAK PARK CHRISTIAN CENTER NEW SANCTUARY, 2073 OAK PARK BOULEVARD (continued from the meeting of August 22<sup>nd</sup>)

The applicant, Oak Park Christian Church, is requesting approval of a Use Permit, Development Plan permit and Minor Variance to construct a new 16,600 square foot sanctuary at an existing church facility. In addition, the Use Permit includes a request for approval of a shared parking agreement with the adjacent Pleasant Hill Elementary School site. Lastly, the Minor Variance is a request to allow: (1) a portion of the building to be 38.5 feet above grade level where the Zoning Ordinance allows a maximum 35 foot building height, and (2) a roof-mounted steeple to be 52.5 feet above grade level where the Zoning Ordinance allows a maximum height of 43 feet. The subject site is located on the south side of Oak Park Boulevard, near the intersection of Pleasant Hill Road and Oak Park Boulevard. Assessor's Parcel Numbers: 170-020-014 & 170-020-037.

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)  
[Attachment F](#)  
[Attachment G](#)

## **DISCUSSION ITEMS**

1. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON NOVEMBER 14, 2006](#)

The next meeting of the Planning Commission will be a regular meeting on Tuesday, November 14, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

## **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

The next regular meeting of the Planning Commission will be on November 14, 2006, at 7:30 PM, in the City Hall Council Chambers, 100 Gregory Lane.